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LRH

8 December 1955

MEMORANDUM FOR: Mr. Houston

SUBJECT: Building - Discussion with Carleton Massey

1. At your request, I met this date with Carleton Massey, County Executive of Fairfax County, in his office in Fairfax, Virginia. Also present, at his request, was Mr. Robert FitzGerald, Commonwealth Attorney for the County. The meeting lasted about one hour, and throughout, I felt both gentlemen were very friendly both toward me personally and the Agency. Three primary points were discussed and they are detailed separately below.

2. BOARD OF SUPERVISORS. The Board of Supervisors has taken three formal actions inviting CIA to locate in Fairfax County. The first action, taken at the meeting of 16 March 1955, was a unanimous invitation to the Agency to locate in the County and suggesting that the Agency request the cooperation of the Fairfax County Planning Commission in locating a site. On 4 May 1955, the Agency was specifically invited to locate at Langley. This resolution was also unanimous. On 18 May 1955, the Board approved forwarding a copy of the County Planning Commission Report to the Agency, together with a letter stating that the County can assure within two years from that date, the availability of sewer at Langley. Supervisor Wilkins cast the only dissenting vote. On 7 December 1955, four members of the present Board signed a letter to the Agency indicating their intent to carry out the commitments previously made by the Board; since the Board consists of seven members, we are assured of a majority approval of present commitments. Mr. Massey states that the three members of the Board who did not sign were not necessarily opposed to Agency location at Langley but felt they wished to have more information before going on record with their approvals.

3. SEWERS. About two years ago an integrated sewer system for Fairfax County was approved by the voters and a \$20,000,000 bond issue was authorized. \$17,000,000 of these bonds have been sold and allocated to date; none of the money thereby obtained could be used for construction of the sewer facilities at Langley. Mr. Massey said that it was estimated that those facilities would

cost between \$250,000 and \$300,000 and said that there were two ways in which their financing could be undertaken. Additional bonds within the authorized limit could be issued and the funds allocated to this purpose; it would be about twelve months before additional bonds could be issued. Alternatively, the County could expend funds from a fairly sizeable surplus derived from sewer revenues. I had the impression that Mr. Massey felt the latter course would probably be the one taken. He stated that, in any case, it was his understanding of the Board's position that funds would be found for the purpose as soon as they were needed. We both agreed it would be wise, once the Leiter site is settled upon, if it is, for our architects to consult with County authorities in order to arrive at a tentative location of the County sewer facilities intended to serve our installation. Mr. Massey further noted for the record that the cost estimate given above was on the basis of ten thousand employees in the CIA building, since he had been given no more accurate figures.

4. PARKWAY. Mr. Massey verified what Mr. Cheatham had told me in a telephone conversation yesterday, that the County had already passed \$50,000 to the NCPC as a partial contribution to the County's share in acquiring right-of-way for that section of the Parkway from the Arlington line to the Leiter Estate. Mr. Massey stated that, as he recalled, the original estimate of the County's share had been \$112,000. As a further contribution, the Board had made available not to exceed \$60,000 additional at its meeting of 16 November 1955. I explained to Mr. Massey that the NCPC was now reappraising the property involved in order to arrive at a new estimate because of increase in property valuation since the first appraisal and asked him if he felt that the Board would be willing to increase their contribution if necessary. He was of the general opinion that they would because they had always been quite enthusiastic about the Parkway, and that it would be even more necessary to the County's traffic pattern if CIA were to locate at Langley.

5. Early in the conversation, Mr. Massey made a statement somewhat as follows: "For a \$50,000,000 building, what difference does it make whether or not the County contributes a few hundred thousand dollars? I answered him as follows:

The legislation authorizing the George Washington Parkway requires that the right-of-way for such Parkway should be purchased with funds contributed partly by the Federal Government, the State and the County concerned and that, unless the County authorized 25% of the cost, it would be impossible to proceed with the Parkway without amendment of the statute. On the matter of sewerage, I said that

our primary concern was merely to be sure where we stood before taking the matter before the next Congress for an appropriation for the building, inasmuch as the Congress had been previously informed that the County would provide sewerage if we located at Langley.

These explanations seemed to be acceptable to Mr. Massey.

6. There are attached:

A. Excerpts from Minutes of the Board of County Supervisors covering the three "invitations" issued to CIA.

B. Excerpts from Minutes of the Board of County Supervisors, 16 November 1955, making available \$60,000 for Parkway right-of-way.

7. Mr. Massey will obtain and mail to me the minutes of the Fairfax County Planning Commission of 21 March. Mr. Massey stated that, contrary to the impression I had gained from the press reports, there was nothing in the Board of Supervisors' minutes of 16 March indicating that they had in any way conditioned their invitation to CIA to locate in Fairfax County. Rather, he said, the County Planning Commission, at its 21 March meeting, had raised the question of CIA providing its own facilities.

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Assistant General Counsel

Attachments

OGC:RFB:mz

Distribution:

- 1 - Subject *Bldg. House*
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